

13.0

Recreation and Open Space Element

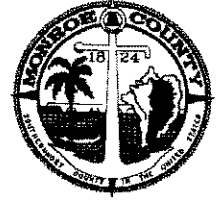


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13.0 Recreation and Open Space Element

Monroe County possesses an abundance of recreational and open space resources that are enjoyed by the residents of and visitors to this unique area. Monroe County is a desirable place for people to live and for tourists from all over the world to visit due to its subtropical climate, natural beauty, unique environments, and the presence of numerous national and state parks, refuges, marine sanctuaries, and preserves which provide active and passive recreational opportunities. Due to the natural characteristics of this subtropical chain of islands, the focus of recreational opportunities are and will continue to be water-related (i.e., boating, fishing, scuba-diving, etc.).

The provision of recreation and conservation lands and facilities in Monroe County serves two primary purposes: 1) to conserve valuable natural and cultural resources that might otherwise be destroyed; and 2) to provide a reasonable balance of passive and active recreational opportunities for residents of and visitors to Monroe County. These two purposes are equally important in supporting the recreation-related tourism which plays such an important role in the Monroe County economy. A recent study conducted by the National Oceanic and Atmospheric Administration concluded that approximately one-third of the Monroe County economy is dependent upon recreation-related tourism and that a conservative estimate of the net present value of the Florida Keys for beach activities, saltwater fishing and scuba and snorkel diving is about \$22 billion (U.S. Department of Commerce, NOAA).

13.1 Inventory of Existing Conservation and Recreation Lands and Facilities

Unlike any other county in Florida, over 90 percent of the land area in Monroe County is and will continue to be dedicated to conservation and recreation lands (including the Mainland portion of Monroe County). There are over 1.3 million acres of publicly-owned conservation and recreation lands and waters provided in Monroe County. The vast majority of these areas are conservation lands which provide water-related recreation opportunities. In addition to the over 1.3 million acres of publicly provided lands and waters in Monroe County, many businesses provide recreational opportunities which are available for both residents of and visitors to the Keys.

Conservation and recreation lands in Monroe County can generally be differentiated based on the purposes for which they were acquired or established and management priorities between natural resource protection and the provision of recreational opportunities, as follows:

- (a) Conservation lands include lands that have been acquired by either public agencies or private organizations for the purposes of protecting significant natural resources and wildlife habitats. Although the lands may include recreational facilities or provide passive or active recreational opportunities, these recreational facilities and activities are generally limited in scope and natural resource protection is given priority over user considerations. Due to the unique and sensitive natural resources in Monroe County, conservation lands typically include large amounts of terrestrial and submerged lands ranging in size from several hundred to almost one million acres. The provision of conservation lands is considered to be largely the responsibility of the state and federal governments due to their broad natural resource implications and large-scale land management requirements (Florida DNR, 1991).
- (b) Recreation lands include publicly- and privately-owned lands which provide opportunities for active and passive recreational pursuits. Recreation lands generally focus on user needs rather than resource protection, and as such are typically smaller and more densely developed than conservation lands and provide a broader range of recreational activities and facilities. Recreation lands are typically classified as being either "resource-based" or "activity-based." Resource-based recreation lands contain a significant natural resource and focus on recreation activities which occur in a particular natural setting (i.e. camping, boating). Activity-based recreation areas are not dependent upon a specific resource and are typically developed with recreation and support facilities which can be provided almost anywhere for the convenience of the user (i.e., ballfields). According to Outdoor Recreation in Florida - 1989, the need for activity-based recreation areas is primarily in more densely developed areas and increases in proportion to population density. The responsibility for the provision of activity-based recreation areas and facilities is largely the responsibility of the local government (Florida DNR, 1989).

It should be noted that there are potential conflicts between sensitive natural resources and wildlife habitats and recreational activities. These conflicts are generally resolved through management plans which limit the scope of recreational activities in or prohibit public access to these lands in order protect these natural resources.

13.1.1 Inventory of Conservation Lands and Facilities

A. Publicly-Owned Conservation Lands and Facilities

Federally-Owned Conservation Lands

There are approximately 1.2 million acres of lands or waters under federal jurisdiction in Monroe County (Table 13.1). These are mainly large, resource-based conservation areas that include environmentally significant marine, wetland and/or terrestrial habitats. These areas function to protect and preserve resources and habitats that might otherwise be destroyed and provide passive and active recreational and environmental education opportunities for residents of and visitors to the region. The federally-owned conservation lands are fully described in Section 3.18.2 of the Conservation and Coastal Management Element.

Table 13.1

Inventory of Federally-Owned Conservation Lands

Name	Location	Acres			Facilities
		Total	Upland	Submerged*	
National Park Service					
Everglades National Park	Mainland	942,702.0	NA	NA	Visitor Centers/Information Areas Main Visitor Center, Royal Palm Visitor Center, Hidden Lake Interpretive Center, Daniel Beard Center, Flamingo Visitor Center Canoe Trails Hells Bay, Bear Lake, Wilderness Waterway West Lake, Noble Hammock, 9-Mile Pond Hiking Trails Pinelands, Anhinga, Gumbo-Limbo, Pa-hay-okee Mahogany Hammock, Shark Valley Other 235 RV, Trailer Sites, 31 Primitive Camp Sites, 64 Camp Sites, 15 Cabin-Shelters, Marina, Beach, 3 boat ramps
Big Cypress National Preserve	Mainland	(1) 126,362.3	126,362.25	0.00	Hunting, Hiking Trails
Fort Jefferson National Monum	Dry Tortugas	(2) 61,519.3	39.28	61,480.00	10 Tent Sites, 10 tables, Museum, Interpretive Building, Hiking Trail, Beach
U.S. Fish and Wildlife Service					
Crocodile Lake National Wildlife Refuge	North Key Largo	(3) 5,387.0	NA	NA	Not applicable
Great White Her National Wildlife Refuge	Big Pine to Key West	(4) 7,408.0 (5)	NA	NA	Beach
National Key De Wildlife Refuge	Big Pine to Sugarloaf	(5) 8,091.0 (6)	NA	NA	Nature Trail, Information Center
Key West Nation Wildlife Refuge	Key West	2,019.0	NA	NA	
National Oceanic and Atmospheric Administration					
Looe Key Nation Marine Sanctuar	Big Pine Key (offshore)	3,903.4	0.00	3,903.44	Historic/Archeological Structure
Key Largo National Marine Sanctuary	Key Largo (offshore)	73,649.9	0.00	73,649.88	Not applicable
Total		1,231,041.9			

* Below the mean high water line

(1) Approximately 74.75 additional acres of privately owned lands are within the boundary of Big Cypress National Preserve

(2) Approximately 3,220 additional acres of submerged lands owned by the State of Florida are within the boundary of Fort Jefferson National Monument

(3) An additional 1,713 acres of privately owned lands within the boundary of Crocodile Lake National Wildlife Refuge are planned for future acquisition

(4) The total acreage includes 1,200 acres under perpetual lease from the State of Florida since 1936

(5) Approximately 100 acres within National Key Deer Wildlife Refuge and Great White Heron National Wildlife Refuge are submerged lands

(6) Approximately 3,400 additional acres of privately owned lands are intended to be acquired for the National Key Deer Refuge

State-Owned Conservation Lands and Facilities

The state of Florida owns approximately 82,000 acres of lands and waters in Monroe County and the surrounding waters of the Atlantic and Florida Bay (Table 13.2). State administered facilities include large areas of significant marine or terrestrial habitats. These facilities often contain resource-based recreational opportunities such as camping, fishing or boating. The state also maintains smaller recreational sites throughout the Keys. Most of these sites promote water-related recreation and contain facilities such as beaches, boat ramps, docks, and picnic facilities. State-owned conservation lands are fully described in Section 3.18.2 of the Conservation and Coastal Management Element.

County-Owned Conservation Lands

The Monroe County Land Authority has been acquiring environmentally-constrained lots throughout the Keys through fee simple purchases, donations and conservation easements since 1986 (Table 13.2). These are generally isolated subdivision lots which were rendered unbuildable by the implementation of the 1986 Florida Keys Comprehensive Plan. The Land Authority owns approximately 500 acres of land throughout the Keys which are not currently managed or maintained. These parcels can potentially be used for recreation purposes consistent with proper stewardship of their natural resources.

B. Privately-Owned Conservation Lands

The Florida Keys Land and Sea Trust and The Nature Conservancy are private, non-profit organizations involved in the acquisition of environmentally-sensitive lands in Monroe County. Conservation lands currently owned by these organizations are summarized in Table 13.3. In addition to these two organizations, additional private organizations may own lands in Monroe County for conservation purposes. However, an inventory of these lands is not currently available.

13.1.2 Inventory of Recreation Lands and Facilities

In addition to conservation lands, which are generally large areas consisting of sensitive natural resources, there are also a large number of recreation lands and facilities in Monroe County. Recreation lands are typically smaller and contain fewer sensitive natural resources than conservation lands, and typically cater to more active forms of recreational activities. Since Monroe County is such a popular tourist destination, many tourist-oriented recreational facilities are provided by the private sector.

For the purposes of this inventory, as well as the discussions of Levels of Service for activity-based recreation and recreational facilities which follow, the data have been analyzed by subarea. The Upper Keys extends from the Dade County line at Mile Marker 112 on US 1, south to the Channel Five Bridge just south of Craig Key. The Middle Keys extend from the southwestern end of the Channel Five Bridge (Fiesta Key) to the southwest end of the Seven Mile Bridge (through Pigeon Key). The Lower Keys comprises Little Duck Key at the southwest end of the Seven Mile Bridge, southwest through Key West.

A. Publicly-Owned Recreation Lands and Facilities

Monroe County-Owned Recreation Lands and Facilities

Monroe County owns approximately 115 acres of recreation lands. These areas are described in Table 13.4 in terms of being either resource- or activity-based and their size, facilities provided, and distribution throughout the Upper, Middle, and Lower Keys. As indicated, there are approximately 72

Table 13.2

Inventory of State-Owned Conservation Lands

Name	Location	Area			Facilities
		Total	Upland	Submerged*	
State Parks and Recreation Areas					
John Pennekamp Coral Reef State Park (2)	Key Largo	56010.3	2349.6	53660.7	47 RV/Trailer Sites, Dumping Station, 122 Tables, 21 Shelters, Beach, Boat Ramp, Marina, Visitor Center, Concessions
Long Key State Recreation Area	Long Key	966.3	849.5	116.8	30 R.V./Trailer Sites, 30 Tent Sites, 6 Shelters, Interpretive/Nature Trails, Canoe trails & rentals, Observation Tower
Bahia Honda State Recreation Area	Bahia Honda	325.1	325.1	0	48 R.V./Trailer Sites, 32 Tent Sites, 6 Cabins, 142 Tables, 12 Shelters, Trails, Beach, Boat Ramp, 2 Marinas
State Botanical, Geological and Historic Sites					
Key Largo Hammock State Botanical Site	N. Key Largo	1038.8	1038.8	0	Transitional, under preliminary planning
Lignumvitae Key State Botanical Site	Lignumvitae Key	586.2	485.7	100.5	Historic/Archeological Structures, Interpretative/Nature Trail, Docking Facilities
Windley Key State Geological Site	Windley Key	28.9	28.4	0.5	Transitional, under preliminary planning
Indian Key State Historic Site	Indian Key	114.8	17	97.8	Interpretive/Nature Trail, Docking Facilities
State Aquatic Preserves					
Lignumvitae Key State Aquatic Preserve	Lignumvitae Key	8320	0	8320	Not applicable
Biscayne Bay-Card Sound State Aquatic Preserve	Ocean Reef (offshore)	7080	0	7080	Not applicable
San Pedro Archeologic Aquatic Preserve	1 mi south of Indian Key	72.1	0	72.1	Historic/Archeological dive site, mooring buoys
Coupon Bight State Aquatic Preserve	Big Pine Key	6000	0	6000	Not applicable
Other State Acquisitions					
North Key Largo Hammock CARL Project	North Key Largo				1,399 acres remaining to be aquired. To be incorporated into Key Largo Hammock State Botanical Site (see above).
Port Bougainville	Key Largo	274	249.1	24.9	Use undecided; under preliminary planning.
North Layton Hammock CARL Project					74 acres to be aquired. To be managed as part of the Long Key State Recreation Area.

Table 13.2

Inventory of State-Owned Conservation Lands

Name	Location	Area			Facilities
		Total	Upland	Submerged*	
Curry Hammock CARL Project	Fat Deer/ Little Crawl Keys	365	365	0	Acquired in October 1991; plans for use of site to be determined
Coupon Bight/Key Deer/ CARL Project	Big Pine Key	117	117	0	To be incorporated into Coupon Bight Aquatic Preserve and National Key Deer Wildlife Refuge
Cowpen's Rookery Preserve	Off Plantation Key	165	165	0	Leased to and managed by the National Audobon Society
Save Our Rivers Program South Florida Water Management District	Big Pine Key	190.34	190.34	0	Currently owned managed by the SFWMD but eventually lands will be transferred to USFWS to be incorporated in National Key Deer Wildlife
Total		81298.5	5825.2	75473.3	

* below the mean high water line

Source: Florida Department of Natural Resources: Div. of Recreation and Parks, Properties Under the Jurisdiction of the Division, July 1, 1991 and Div. of State Lands, Aquatic Preserves Status Report, November 1989 National Audobon Society, So South Florida Water Management District

Table 13.3
Inventory of Private Conservation Lands

Name	Location	Acres (1)	Facilities	Ownership/ Management
<i>Florida Keys Land and Sea Trust</i>				
Crane Point Hammock	Marathon	63.00	Hiking trails, two museums	Owned and managed by FKL&ST
Cudjoe Key Parcel Spoonbill Sound	Cudjoe Key	20.00	Hammock Preserve	Perpetual conservation easement
Ocean Reef Club Parcel Sunrise Cay Park	North Key Largo	4.00	Private preserve in the Ocean Reef Club	Owned by FKL&ST
<i>The Nature Conservancy</i>				
Lower Matecumbe	Lower Matecumbe Key	26.00		Owned and managed by TNC
Cross Keys Mangroves	Cross Key	123.00		Owned and managed by TNC
Big Pine Key Holdings	Big Pine Key	2.00	Will eventually be turned over to the FWS as part of the National Key Deer Refuge.	Owned and managed by TNC
Torchwood Hammock	Little Torch Key	132.00		Owned and managed by TNC
Total		370.00		

(1) Total acres may include some submerged lands

Source: Monroe County Dept. of Planning
Florida Keys Land and Sea Trust
The Nature Conservancy
Monroe County Land Authority

Table 13.4

Monroe County-Owned Recreation Lands

Key	Name/Location	Facilities	Classification (Acres)	
			Resource	Activity
Upper Keys				
Key Largo	Sunset Road & Bay Dr. (Sunset Point)	Vacant, waterfront access, boat ramp	1.2	
	Buttonwood Lane (Hibiscus Park)	Vacant, inaccessible waterfront	0.5	
	Bay Drive (Riviera Village)	Boat basin, four picnic pavilions, waterfront benches	1.8	
	Atlantic Blvd. (Garden Cove)	2 boat ramps, undeveloped waterfront	1.5	
Tavernier	Harry Harris Park	Beach, two ballfields, play equipment, boat ramp, BBQs, shuffleboard	0.1	16.4
	Lowe St., Oceanside (Sunny Haven)	Vacant, waterfront access		
Islamorada	Islamorada Library	Play equipment, picnic area, BBQs, benches	0.3 1.2	1.2
	Old State Rte. 4A	Vacant		
	Old State Rte. 4A	Historical marker		
Subtotal			6.6	17.6
Middle Keys				
Marathon	Sombrero Road (Switlik Park)	Beach, picnic pavilion, ballfield, equipped play area	0.3 0.1 0.1	8.6
	Waloriss Subdivision/ Calle Ensenada	Vacant; cleared		
	Aviation Blvd.	Boat ramp		
	Dorothy Avenue	Vacant, waterfront access	2.0	
	Yacht Club (1) (2)	Boat ramp, teen club, 2 tennis and 1 basketball court		
Pigeon	7-Mile Bridge	Historical structures	5.0	
Subtotal			5.5	10.6

Table 13.4 (continued)
Monroe County-Owned Recreation Lands

Key	Name/Location	Facilities	Classification (Acres)	
			Resource	Activity
Lower Keys				
Little Duck	South and north sides of US 1	Picnic pavilions, beach, BBQs, boat ramp	25.5	
Missouri	South side US 1	Roadside pull-off	3.5	
Big Pine	Heron Ave./tarpon St.	Vacant	0.7	1.2
	Watson Field (Stiglitz Property) (3)	House and yard		
	Big Pine Rec. Area	Vacant	5.5	1.8
	Big Pine Leisure Club/ Blue Heron Park	House, picnic tables, pavilions, play area		
	Chamber of Commerce	Vacant	0.3	
	Palm Drive (Palm Villa)	Benches, waterfront view	0.6	
Little Torch	State Road 4	Boat ramp	0.1	
Saddlebunch (Bay Point)	Junction W. Circle/ E. Circle Drive	Play equipment, volleyball, picnic tables		0.8
	Palm Drive cul-de-sac	Vacant	0.1	
Big Coppitt	Delmar Blvd.	Boat ramp	0.2	
Rockland	Rockland Hammock	Vacant	2.5	
Key West	Whitehead St. (Lighthouse)	Museum, historic building	0.8	10.5
	Atlantic Blvd. (Higgs Beach Park)	Beach, concession area, 2 band shells, pier, picnic pavilions and grills, 5 tennis courts, play area, bikepath, volleyball	5.0	
	Atlantic Blvd. (4) (West Martello)	Historic buildings (Historic building)	0.8	
	S. Roosevelt (East Martello)	Historic buildings, teen center, and picnic areas	14.6	
Subtotal			60.2	14.3
Total			72.3	42.5

(1) Partially leased to Marathon Yacht Club by Monroe County.

(2) The total acreage of the Yacht Club is approximately 6.0 acres. However, the unique layout of this facility restricts active recreation to approximately 2 acres.

(3) House and yard (1.2 acres) owned by Monroe County. Additional 2.4 acres leased by Monroe County from the Big Pine Athletic Association under terms of maintenance agreement with the County (see Table 13.7).

(4) Approximate area.

Source: Monroe County Growth Management Division

acres of resource-based recreation areas and 42 acres of activity-based recreation areas owned by Monroe County which include facilities such as baseball, football, and soccer fields, tennis and basketball courts, equipped play areas, beaches, and picnic facilities. The majority of these recreation areas, however, are resource-based and do not offer active recreational opportunities. Some of the recreation facilities are currently in substandard condition and are in need of improvement and proper maintenance.

Roadside Recreation Facilities

In addition to the conservation and recreation open space areas described above, a number of publicly-owned recreation facilities are located along and adjacent to US 1 (Table 13.5). These facilities are resource-based and generally support water-related recreation activities such as boating and fishing.

City-Owned Recreation Lands and Facilities

The Cities of Key West and Key Colony Beach also provide public recreational lands and facilities. The facilities provided by municipalities are primarily activity-based and are on sites of less than twenty acres. Although these facilities have not been used to satisfy the concurrency requirements of unincorporated Monroe County, it should be noted that these facilities are available for use by all residents of Monroe County, whether or not they reside within the incorporated boundaries of a city.

B. School Board-Owned Recreation Lands

In addition to the recreation lands owned by Monroe County, additional recreational lands owned by the Monroe County School Board are available for public use. Public access to these recreation will be governed through an interlocal agreement between Monroe County and the Monroe County School Board. These areas are described in Table 13.6 in terms of their size, facilities provided, and distribution throughout the Upper, Middle, and Lower Keys. As indicated, there are approximately 29 acres of activity-based recreation lands owned by the School Board.

C. Recreation Lands Leased to Monroe County

Monroe County also leases land from public and private entities in order to provide residents and visitors with adequate recreation areas. These areas are described in Table 13.7 in terms of being either resource- or activity-based and their size, facilities provided, and distribution throughout the Upper, Middle, and Lower Keys. As indicated, there are approximately 6 acres of activity-based and 18 acres of resource-based recreation lands leased by Monroe County.

D. Privately-Owned Recreation Lands and Facilities

Privately-owned recreation areas and facilities play an important role in the quality and availability of recreation in Monroe County (Table 13.8). While the majority of resource-based recreation areas are provided by the public sector, most special facilities or activity-based recreational opportunities are provided through commercial facilities or private clubs.

As with publicly-owned recreation areas, the dominant activities supported by privately-owned recreational areas are water-related. Ninety-five percent of all marinas and boat dock facilities in Monroe County are privately-owned. These facilities provide over 90 percent of the saltwater slips and moorings in the County. Private vendors also provide all golf facilities in unincorporated Monroe County.

Table 13.5

Roadside Recreation Facilities

Location	Mile Marker	Facilities	Classification
Cross Key	113	Boat ramp (2)	Resource
Indian Key	78	Boat ramp, ferry service to Lignumvitae (1)	Resource
Lower Matecumbe Ke	73	Beach, parking (1)	Resource
Channel Two Catwalk	73	Fishing area, parking (1)	Resource
Channel Five Catwalk	71	Fishing area, parking (1)	Resource
Fat Deer Key	54	Boat ramp, parking (1)	Resource
Marathon	51	Picnic tables, parking	Resource
Knight's Key	47	Vacant	Resource
Old Seven Mile Bridge	47	Fishing area, parking (3)	Resource
Missouri Key	40	Pull off (1)	Resource
West Summerland	34	Boat ramp, parking (1)	Resource
Big Pine Key	NA	Fishing area, parking (Old Wooden Bridge)	Resource
Kemp Channel	23.5	Fishing area, parking (1)	Resource
Shark Key	11.5	Boat ramp, parking (1)	Resource
Boca Chica	6.5	Catwalk (1)	Resource
Stock Island	5	Boat ramp, parking (1)	Resource

(1) Owned and maintained by Florida Department of Transportation

(2) Owned by Everglades National Park

(3) Owned and maintained by Monroe County

(4) Owned by DNR and DOT; leased by Monroe County

Source: Monroe County Growth Management Division

Table 13.6

School Board-Owned Recreation Lands (1)

School Board-Owned Recreation Lands			Classification (Acres)	
			Resource	Activity
Key	Name/Location	Facilities		
Upper Keys				
Key Largo	Key Largo Elementary	Play equipment, baseball field, running track, indoor gym		3.4
Plantation	Plantation Key Elementary	Play equipment, 1 tennis court, 1 basketball court, 1 baseball field		1.7
	Coral Shores High School	Baseball field and football field (lighted), 5 tennis courts, softball field, indoor gym		10.1
Subtotal			0.0	15.2
Middle Keys				
Marathon	Stanley Switlik & Sue Moore	Play equipment, 2 baseball fields (lighted) shared with soccer/football field		2.5
	Marathon High School	Baseball field and football field (lighted), softball field, 3 tennis courts, 3 outdoor basketball courts, indoor gym		7.8
	Grace Jones Community Cent (leased to Grace Jones School)	Play equipment, basketball court		0.2
Subtotal			0.0	10.5
Lower Keys				
Sugarloaf	Sugarloaf Elementary (1)	1 baseball field, play equipment		3.1
Subtotal			0.0	3.1
Total			0.0	28.8

(1) Owned by the Monroe County School Board. Public access and maintenance responsibilities to be governed by interlocal agreement. Approximate acreage.

Source: Monroe County Growth Management Division

Table 13.7

Recreation Lands Leased to Monroe County

Key	Name/Location	Facilities	Classification (Acres)	
			Resource	Activity
Upper Keys				
Lower Matecum	Matecumbe Beach (1)	Beach, bikepath, picnic pavilions	12.0	
Subtotal			12.0	0.0
Middle Keys				
none				
Lower Keys				
Big Pine	St. Peters Church (2)	Ball field, picnic pavilion		3.7
	Watson Field (Stiglitz Property)	Ballfield, equipped play area, volleyball		2.4
Boca Chica	State Road 941 (4)	Beach	6.0	
Subtotal			6.0	6.1
Total			18.0	6.1

- (1) 8.93 acres leased from the Florida Department of Transportation and 3.1 acres leased from the Board of Trustees of the Internal Improvement Trust Fund.
- (2) Leased from the Archdiocese of Miami with conditions restricting use for ten years beginning 1991.
- (3) Leased from Big Pine Athletic Association under terms of 10 year maintenance agreement beginning in 1989.
- (4) Leased from the U.S. Navy, approximate acreage.

Source: Monroe County Growth Management Division

Table 13.8
Privately-Owned Recreation Facilities

Location	Subdivision	Facilities	Classification
Private Parks			
Key Largo	Ocean Isle Estates	Boat Ramp, Dockage	Activity/Resource
Key Largo	Sexton Cove Estates	Boat Ramp, Dockage	Activity
Key Largo	Key Largo Mobile Homesites	Shuffleboard	Resource
Key Largo	Cross Key Waterway Estates	Boat Ramp	Resource
Key Largo	South Creek Village	Boat Ramp, Basketball	Activity/Resource
Key Largo	Coastal Waterway Trailer Park	Boat Basin	Resource
Key Largo	Key Largo Village	Boat Dockage, Ramp Tiki Hut	Resource
Key Largo	Port Largo 2nd.	Vacant	Resource
Key Largo	Key Largo Beach	Boat Basin	Resource
Key Largo	Thompson's	Vacant	Resource
Key Largo	Key Largo Ocean Shores	Boat Basin	Resource
Key Largo	Pirate's Cove	Clubhouse, 2 Boat Ramps	Resource
Key Largo	Rock Harbor Estates	Boat Ramp, Benches, Swimming Ladder	Resource
Key Largo	Winken, Blynken & Nod	Boat Ramp, Picnic Tables, Sandy Beach, Volleyball	Activity/Resource
Key Largo	Lime Grove Estates	Boat Basin, Tiki	Activity/Resource
Key Largo	Sunset Point	Boat Ramp	Activity/Resource
Key Largo	Sunrise Point	Boat Ramp	Activity/Resource
Key Largo	Bay Harbor	Boat Ram, Boat Basin, Tidal Pool	Activity Resource
Plantation Key	Hammer Point Park	Boat Ramp	Activity/Resource
Plantation Key	Edenaire	Boat Basin	Activity/Resource
Plantation Key	Tavernaero	Boat Ramp, Dockage	Resource
Plantation Key	Plantation Key Colony	Boat Ramp,BBQ, Picnic Tables	Resource
Plantation Key	Plantation Shores	Boat Ramp, Picnic Tables	Resource
Plantation Key	Indian Harbor	Boat Ramp	Resource
Plantation Key	Key Heights	Boat Ramp	Resource
Plantation Key	Plantation Beach	Boat Ramp, Volleyball, Picnic Tables	Activity/Resource
Plantation Key	Bayridge	Pool, Boat Basin, Picnic Tables	Activity/Resource
Plantation Key	Plantation Harbor	Boat Ramp	Resource
Plantation Key	Toner's Nautical	Boat Ramp	Resource
Plantation Key	Treasure Harbor	Boat Ramp, Clubhouse, Dockage	Resource
Plantation Key	Venetian Shores	Boat Ramp, Common area	Resource
Islamorada	Bay Hammock	Boat Ramp	Resource
Islamorada	Pen Key Club	Boat Ramp	Resource
Lower Matecumbe	Antiqua	Vacant	Resource
Grassy Key	Dorsett	Vacant	Resource
Duck/Conch	Coral Key Village	Volleyball, Basketball	Activity
Duck/Conch	Indies Island	Vacant	Resource
Marathon	Crane Hammock	Vacant	Resource
Marathon	Waloriss	Vacant	Resource
Big Pine Key	Port Pine Heights	Vacant	Resource
Summerland Key	Summerland Estates	Boat Ramp, Dockage	Resource
Summerland Key	Summerland Key Cove	Boat Ramp, BBQ, Picnic Table, Restrooms	Resource
RV/Camping Areas			
Key Largo	Point Laura Marina and Campground	29 R.V./Trailer Sites, 14 Tent Sites, 2 Tables, Shelter, Beach, Boardwalk, Boat Ramp, Marina	Activity
Key Largo	Twin Harbor Motel and Campground	60 R.V./Trailer Sites 5 Cabins/Shelters, 72 Tables, 2 Beaches, Boat Ramp, 2 Marinas, 2 Basketball Goals, Shuffleboard Court Multi-Purpose Building	Activity

Table 13.8 (continued)

Privately-Owned Recreation Facilities

Location	Subdivision	Facilities	Classification
Key Largo	Key Largo Kampground and Marina	33 Tent Sites, 43 Tables, 2 Beaches, Boat Ramp, Marina, Swimming Pool, 4 Shuffle Board Courts, Multipurpose Building, Equipped Play Area, Recreation Center	Activity
Key Largo	American Outdoors	155 R.V./Trailer Sites, 158 Tables, 3 Shelters, Interpretive/Nature Trail, Beach, Boat Ramp Marina, 2 Shuffleboard Courts, Multipurpose Court, Recreation Center	Activity
Key Largo	Calusa Camp Resort	300 R.V./Trailer Sites, 300 Tables, Boardwalk, Boat Ramp, Marina, Swimming Pool, 2 Tennis Courts, Basketball Goal, 2 Shuffleboard Courts, Equipped Play Area, Recreation Center	Activity
Key Largo	Happy Vagabond Campground	75 R.V./Trailer Sites, 75 Tables, Swimming Pool, Shuffleboard Court, Equipped Play Area, Recreation Center	Activity
Lower Matecumbe	Boy Scouts of Florida National High Adventure Sea Base	2 Cabins, Beach, 9 Boardwalks/catwalks, Boat Ramp, Marina, 2 Swimming Pools, Basketball Goal, Recreation Center	Activity
Lower Matecumbe	Sea Oats Beach	Nature Preserve	Resource
Lower Matecumbe	Topsider Resort	Boardwalk, Boat Ramp, Marina, Swimming Pool, 2 Tennis Courts	Activity
Fiesta Key	KOA Campground	325 R.V./Trailer Sites, 150 Tent Sites, 20 Cabins, 375 Tables, 6 Shelters, Beach, Boardwalk, Boat Ramp, Marina, Swimming Pools, 2 Shuffleboards, Handball/Racquetball Court, Multipurpose Court, Equipped Play Area, Recreation Center	Activity
Long Key	Outdoor Resorts	20 R.V./Trailer Sites, 20 Tables, Boat Ramp, Swimming Pool, 4 Tennis Courts, Basketball Goal, 2 Shuffleboard Courts, Recreation Center	Activity
Grassy Key	Lions Travel Park	58 R.V./Trailer sites, 12 Tables, Beach Boardwalk, Boat Ramp, Marina, Recreation Center	Activity
Grassy Key	Jolly Roger Travel Park	110 R.V./Trailer Sites, 25 Tent Sites, 4 Cabins, 125 Tables, Shelter, Beach, Boat Ramp, Marina, 2 Shuffleboard Courts	Activity
Marathon	Gulf Stream Travel Park and Marina	83 R.V./Travel sites, 22 Tables, Marina, Swimming Pool	Activity
Marathon	Key Trailer Courts	140 R.V./Trailer Sites 8 Tables, 4 Shelters, Boat Ramp, Marina, 2 Shuffleboard Courts	Activity
Marathon	Key Lime Resort and Marina	Marina, Swimming Pool, Tennis Court, 2 Shuffleboard Courts	Activity
Marathon	Key Trailer Court	100 R.V./Trailer Sites, 8 Tables, Shelter, Beach, Boat Ramp, 2 Shuffleboard Courts	Resource
Marathon Ohio Key	Knight's Key Park and Marina Sunshine Key Camping Resort	113 R.V./Trailer Sites, Boat Ramp, Marina 389 R.V./Trailer Sites, 450 Tables, Multipurpose Trail, Beach, Boat Ramp, Marina, Swimming Pool, 2 Tennis Courts, Basketball Goal, 3 Shuffleboard Courts, Multipurpose Building, Equipped Play Area	Resource Activity

Table 13.8 (continued)

Privately-Owned Recreation Facilities

Location	Subdivision	Facilities	Classification
Big Pine Key	Sea Camp Association	4 Cabins/Shelters, Boat Ramp, Marina, Multipurpose Building	Resource
Big Pine Key	Breezy Pines Trailer Park	100 R.V./Trailer Sites, 100 Tables, Swimming Pool, 2 Shuffleboard Courts	Resource
Big Pine Key	Halcyon Beach Trailer Park	15 R.V./Trailer Sites, 10 Tables, Marina, Shuffleboard Court	Resource
Big Pine Key	Big Pine Key Fishing Lodge Camp Ground	100 R.V./Trailer Sites, 25 Tent Sites, 9 Cabins, Shelters, 20 Tables, Boat Ramp, Marina, 2 Shuffleboard Courts, Multipurpose Building	Resource
Big Pine Key	Mariner Resort and Marina	Beach, Boat Ramps, Marina, Swimming Pool, 2 Tennis Courts, Multipurpose Building	Activity/Resource
West Summerland	Boy Scout Camp Sawyer	6 Tent Sites, 6 Tables, Beach, Boat Ramp	Resource
West Summerland Key	Girl Scout Camp Wesumkee	27 Cabins/Shelters, 20 Tables, 2 Recreation Centers	Resource
Cudjoe Key	Venture Out	60 R.V./Trailer Sites, 60 Tables, Boat Ramp, Swimming Pool, Tennis Court, Basketball Goal, 6 Shuffleboard Courts, Multipurpose Building, 2 Recreation Centers	Resource
Upper Sugarloaf	KOA Campground	150 R.V./Trailer Sites, 200 Tables, Beach, Boat Ramp, Marina	Resource
Sugarloaf Key	Lazy Lakes Campground	100 R.V./Trailer Sites, 100 Tables, Basketball Goal, Recreation Center	Activity/Resource
Geiger Key	Geiger Key Marina and Travel Park	35 R.V./Trailer Sites, 2 Cabins, 35 Tables, 2 Boat Ramps, Marina, Recreation Center	Activity
Stock Island	Boyd's Campground	100 R.V./Trailer Sites, 20 Tent Sites, 100 Tables, Shelter, Beach, Boat Ramp, Marina, Recreation Center	Activity
Stock Island	Leos Campground	10 R.V./Trailer Sites, 12 Tent Sites, Boat Ramp, Marina	Activity
Private Parks			
Resorts			
North Key Largo	Anglers Club	Par 3/Executive Golf Course	Activity
North Key Largo	Ocean Reef Club	Beach, Swimming Pool, 16 Tennis Courts, (3) 18-Hole Regulation Golf Courses, Equipped Play Area	Activity
Windley Key	Holiday Isle Resort and Marina	Beach Boat, Ramps, Marina, Swimming Pool	Activity
Islamorada	Whale Harbor Resort	Beach, Marina, Swimming Pool, Shuffleboard Court	Activity/Resource
Key Colony Beach	Key Colony Beach Golf Club	Par 3/ Executive Golf Course	Activity
Islamorada	Plantation Yacht Harbor and Resort	5 Tables, Jetties, Boat Ramp, Marina, Swimming Pool, 4 Tennis Courts, Basketball Goal, 6 Shuffleboard courts, Multipurpose Building, Recreation Center	Activity
Islamorada	Cheeca Lodge	Beach, Fishing Piers, Swimming Pools, 4 Tennis Courts, Executive Golf Course, Equipped Play Area	Activity
Lower Matecumbe	Tropic Air Resort	6 Tables, Shelter, Beach, 2 Boardwalk/Catwalks	Resource
Lower Matecumbe	Caloosa Cove Resort	Marina	Resource

Table 13.8 (continued)

Privately-Owned Recreation Facilities

Location	Subdivision	Facilities	Classification
Lower Matecumbe	Gamefish Resort	5 Tables, Shelter, Boardwalk, Boat Ramps, Marina, Swimming Pool, Tennis Court	
Marathon	Hawk's Cay	Boat Ramp, Marina	Resource
Marathon	Tarpon Lodge	15 Tables, Boardwalk, Boat Ramp, Marina, Swimming Pool, Tennis Court	Activity
Marathon	Ocean Isles Fishing Village	Boat Ramp, Beach, Swimming Pool, Recreation Area	Activity
Marathon	Sombrero Reef	4 Tennis Courts, 18 Hole Regulation Golf Course	Activity
Marathon	Buccaneer Lodge Resort	Beach, Boardwalk, Boat Ramp, Swimming Pool, 2 Tennis Courts, Shuffleboard Courts, Equipped Play Area	Activity
Marathon	Coral Lagoon Resort	Marina, Swimming Pool, 2 Tennis Courts	Activity
Marathon	Faro Blanco Marine Resort	5 Tables, Marina, Swimming Pool, Equipped Play Area, Boat Ramp, Marina	Activity
Marathon	Ocean Isles Fishing Resort	12 Tables, Beach, Boardwalk, Boat Ramp, Marina, Swimming Pool, Shuffleboard Court, Recreation Area	Activity
Big Pine Key	Mariner Resort and Marina	Beach, Boat Ramps, Marina, Swimming Pool, 2 Tennis Courts, Multipurpose Building	Activity
Lower Sugarloaf	Sugarloaf Lodge	Beach, 2 Boat Ramps, Marina, Swimming Pool, 2 Tennis Courts, Shuffleboard Court, Multipurpose Building	Activity
Golf Courses			
North Key Largo	Ocean Reef Golf Course	54 Holes, Club House, Cart Rentals	Activity
Sombrero Beach	Sombrero Golf Course	18 Holes, Club Couse, Cart Rentals	Activity
Stock Island	Key West Golf Course	18 Holes, Club House, Cart Rentals	Activity

Source: Monroe County Growth Management Division, 1990.

Other facilities provided by the private sector include the majority of all camping and picnic areas, recreation centers, tennis and shuffleboard courts, and swimming pools.

E. Summary of Recreation Lands and Facilities Provided by Monroe County

For concurrency management purposes, recreation lands owned or leased by Monroe County, or owned by the Monroe County School Board and available for public use, will be counted toward meeting the adopted level of service standards. A summary of these recreation lands is provided in Table 13.9. As indicated, approximately 90 acres of resource-based and 77 acres of activity-based recreation lands are currently provided by Monroe County. The specific recreation facility standards presented in this plan are meant for advisory purposes only. They will not be used for concurrency management purposes. There are currently a total of 15 softball/baseball fields, 14 tennis courts, 11 equipped play areas, and 7 picnic areas that are either owned or leased by Monroe County, or owned by the Monroe County School Board and available for public use. In addition, there are approximately 2.3 miles of recreational beach at the following locations: Sombrero Beach Park, Higgs Beach Park, and Lower Matecumbe, Boca Chica, Missouri, and Little Duck Beaches (see Tables 13.4, 13.6, 13.7 and 13.13.).

13.2 Recreation Demands and Capacity Analysis

Local governments are required to establish level of service (LOS) standards for recreation lands and facilities, in order to ensure that adequate facility capacity will be provided to support future development. For recreation lands and facilities, the LOS standard represents the minimum amount of recreation areas and facilities that should be provided by Monroe County to meet the estimated demand for various types of recreational activities.

Because recreational preferences vary based on such factors as age, sex, and income, it is extremely difficult to accurately estimate existing and future demand for recreation areas and facilities. For this reason, population based acreage and facility standards are commonly used as a guideline to determine general land area and location requirements for various types of park and recreation areas. These general requirements are later used in conjunction with research on specific local area population characteristics and preferences and the natural resource characteristics of potential recreation and open space sites to determine the appropriate size, location, and facility requirements of specific recreation areas.

The following sections discuss recreational opportunities desired by Monroe County residents, state of Florida LOS guidelines, the LOS standards adopted by the Board of County Commissioners, and the ability of Monroe County to provide adequate recreation lands and facilities based upon the adopted LOS standards.

13.2.1 Recreation Demands

The combination of climate, clean waters, coral reefs, abundant fish and wildlife and accessibility are the main attractions to both visitors and residents of the Florida Keys (Florida DNR, 1991). There are currently over 1.3 million acres of publicly-owned conservation and recreation lands and waters in Monroe County (including the Mainland), primarily providing water-related recreational opportunities. Using the 1990 functional population of 95,142, this translates into approximately 14,000 acres of

conservation and recreation lands/1,000 functional population. Based upon traditional measures of recreational demands, this generally indicates that there is currently more than enough recreation areas available for the residents of and visitors to Monroe County.

Although water-related recreational opportunities are extremely important to the recreation/tourism industry of Monroe County, the provision of a variety of recreational opportunities is also important to Monroe County residents. A survey of Monroe County residents was conducted in 1989 to evaluate their recreational needs and preferences. The results of this survey indicated that residents generally felt there was a shortage of activity-based recreation areas in Monroe County. Recreational facilities frequently mentioned as being in short supply included baseball/softball fields, football/soccer fields, and equipped play areas.

13.2.2 Florida State Recreation Guidelines

The Department of Natural Resources' Outdoor Recreation in Florida - 1989 classifies several types of community recreation areas and facilities which are typically considered in a county-wide recreation and open space element. These guidelines and descriptions provide a relative basis for review of the adequacy of recreational opportunities available for Monroe County residents. However, as stated in the report, these guidelines may not apply to all communities in Florida:

"The guidelines presented in this plan are intended for broad, statewide application, and make no allowances for localized differences in communities or in specific outdoor recreation environments. As a result, these guidelines may not be wholly applicable in any given instance and should not generally be applied without some modification. Local jurisdictions particularly are encouraged to develop their own guidelines to more adequately reflect local conditions in determining recreation needs" (Florida DNR, 1989).

It should be noted the guidelines described Outdoor Recreation in Florida - 1989 are typical of urban metropolitan areas, and that due to the unique environment, geographic isolation, and presence of extensive marine resources for recreation and environmental preservation in the Florida Keys, these guidelines may not provide a realistic portrayal of recreational behavior, needs, and preferences for the residents of and visitors to the area.

Recreation and open space guidelines typically recommend a system of parklands and recreational facilities. A system typically ranges from small, densely developed mini parks serving a local population to large regional parks which include significant environmental and historic resources and attract visitors from a large service area. It should be noted that these guidelines may not be applicable to Monroe County for the following reasons:

- (a) Monroe County's functional population has a very high proportion of seasonal residents (45 percent) whose recreation needs are often met by the private or resort facilities (see Table 13.8); and
- (b) recreation guidelines are typical of the recreational needs of urban metropolitan areas, and therefore may overstate the needs of less densely developed areas, such as Monroe County. As stated in Outdoor Recreation in Florida - 1989, the "need (for recreation

opportunities) exists primarily in the urban areas, and increases in proportion to the degree of urbanization" (Florida DNR, 1989, p. 3);

- (c) due to the natural resource characteristics of Monroe County, both the resident and seasonal population recreational preferences are for water-related recreational activities such as boating, fishing, and scuba-diving to which access is readily available.

A typical system of parklands and its applicability to Monroe County is discussed below.

A. Mini Parks

Mini parks are typically small (less than 1 acre) recreation areas developed with specialized facilities, such as equipped play areas. Guidelines suggest that between 0.25 and 0.5 acres of mini parks per 1,000 population be provided for a service area of less than one-quarter of a mile. According to the National Recreation and Park Association (NRPA), mini parks are typically sited within densely developed neighborhoods in close proximity to apartment complexes, townhouse development or housing for the elderly. (NRPA, 1983). The purpose of mini parks is to provide relief from an urban setting at a local level and to provide public open space in densely developed areas in which there is very little private open space (i.e., front and back yards).

Mini parks are not considered to be a necessary component of a park system for Monroe County. In general, Monroe County has low population densities and there is a substantial amount of both public and private open space to provide relief to Monroe County residents. Monroe County largely consists of single-family residences (approximately 78 percent of the total year round housing units are single-family units - see Table 7.1 in the Housing Element), which provide a substantial amount of private open space typically provided in a local mini park. Although there are some townhouse and apartment complexes in Monroe County, they are generally not situated in close proximity to each other or at a density sufficient to justify the establishment of a LOS standard for mini parks.

B. Neighborhood Parks

Neighborhood parks generally range from two to ten acres in size and provide areas for intense recreational activities such as court and field games. Guidelines suggest that between 1 and 2 acres per 1,000 population be provided within a one-half mile service area radius with a population of 5,000. According to the NRPA, neighborhood parks generally service a neighborhood population and are often associated with schools.

Neighborhood parks are an important element in Monroe County's park system. As indicated by the 1989 resident survey, residents generally feel that there is a shortage of activity-based recreation areas such as ball fields. However, the typical population-based criteria may not apply in Monroe County since "neighborhoods" are generally spread out due to the narrow configuration of the Keys and population densities do not approach 5,000 per one-half mile. Since neighborhood parks are often associated with schools, a LOS standard for neighborhood parks related to the service areas for schools in Monroe County (Upper, Middle, and Lower Keys see Capital Improvements Element Section 15.2.1) is appropriate.

C. Community Parks

Community parks generally service a population between 5,000 and 25,000 people within a radius of between 3 and 12 miles. Guidelines suggest that approximately 2 acres of community parks per 1,000 population be provided. Community parks typically include areas of diverse environmental quality, such as forested areas for walking, viewing, and picnicking, as well as areas typically found in neighborhood parks that are suited for intense recreational facilities. As with neighborhood parks, the typical population-based criteria may not apply in Monroe County due to the low population densities and linear configuration of the Keys.

Due to the large number of resource-based regional parks which are provided in Monroe County (see D. Regional Parks below), the low population density of Monroe County, and accessibility problems caused by the configuration of the Keys, community parks in Monroe County should generally resemble the traditional definition of a neighborhood park in terms of size, location and program.

D. Regional Parks

Regional parks generally service several communities within a 30 minute to 1 hour drive. Guidelines suggest that approximately 20 acres/1,000 population be provided. Regional parks are generally larger than 200 acres and contain areas of natural quality for nature-oriented outdoor recreation. Generally, 80 percent of the land is reserved for conservation and natural resource management, with less than 20 percent used for recreation development. According to Outdoor Recreation in Florida - 1989, the provision of resource-based recreation areas, such as regional parks, is largely considered the responsibility of state and local governments due to the broad natural resource implications, the extensive land requirements, and usually greater costs (Florida DNR, 1989).

Monroe County has numerous recreation areas which can be classified as regional parks (see Tables 13.1 and 13.2). These include resource-based recreation areas throughout the Upper, Middle and Lower Keys which have recreational facilities in place, including the John Pennekamp Coral Reef State Park, Long Key and Bahia Honda State Recreation Areas, Lignumvitae Key State Botanical Site, and the Indian Key State Historic site. The total amount of upland (non-submerged) acreage of these regional parks is approximately 5,100 acres. This amounts to approximately 54 acres/1,000 functional population. In addition to these regional parks, there are over 1.2 million acres of federal- and state-owned conservation areas (such as wildlife refuges and marine sanctuaries) which, while not necessarily classified as regional parks, also provide recreational opportunities such as hiking, camping, and canoeing.

Since Monroe County has such a large amount of both regional parks and large conservation areas which provide a substantial amount of resource-based recreation opportunities for Monroe County residents, there is no need to establish a local LOS standard for regional parks.

E. Recreation Facilities

Recreation facilities are usually found within a park site, although the type, quantity, and location of recreational facilities depend on the activity and the demand generated by the users. Recreational facilities may include bike paths, tennis courts, shuffleboard, swimming pools, playing fields, recreation centers, marinas, boat ramps, or any facility needed to support a specific recreational activity. It is possible, however, for a special facility to be cited independently of a park facility. State guidelines for recreational facilities of interest to Monroe County are listed in Table 13.10. The population ranges in the table are published in DNR's Outdoor Recreation in Florida--1989 and are based on a survey of existing facilities in counties and cities throughout Florida. The table indicates

Table 13.9

Summary of Recreation Areas Provided by Monroe County (1)

	Upper Keys	Middle Keys	Lower Keys	Total
Resource-Based				
Monroe County-Owned	6.6	5.5	60.2	72.3
Monroe County-Leased	12.0	0.0	6.0	18.0
School Board-Owned	0.0	0.0	0.0	0.0
Total	18.6	5.5	66.2	90.3
Activity-Based				
Monroe County-Owned	17.6	10.6	14.3	42.5
Monroe County-Leased	0.0	0.0	6.1	6.1
School Board-Owned	15.2	10.5	3.1	28.8
Total	32.8	21.1	23.5	77.4

(1) This table is a summary of Tables 13.4, 13.5, and 13.6 and 13.7. Included in this table are recreation areas owned or leased by Monroe County, or to be governed by an interlocal agreement between Monroe County and the Monroe County and the Monroe County School Board.

Table 13.10

State Recreation Facility Population Guidelines

	Population Served	
	Maximum	Minimum
Baseball/Softball Fields	2,000	10,000
Tennis Courts	1,067	10,000
Equipped Play Areas	500	15,000
Picnic Areas	5,000	25,000
Sandy Beach (miles)	25,000	211,200

Source: Florida Department of Natural Resources, 1989.

Table 13.11

Resource-Based Parks Analysis

	Total Unincorporated County (1)
Unincorporated County Functional Population (2)	
1992	96,954
1997	102,436
2002	105,208
Demand Assessment (in Acres) (3)	
1992	79.5
1997	84.0
2002	86.3
Existing Acreage (4)	
Monroe County-Owned	72.3
Monroe County-Leased	18.0
School Board-Owned	0.0
Total	90.3
Acreage Surplus (Deficit) (5)	
1992	10.8
1997	6.3
2002	4.0

- (1) The resource-based recreation land LOS of 0.82/1,000 population is applied to the entire County and not by district. Thus, the County currently has a surplus of 10.8 acres.
- (2) Unincorporated County Functional population includes resident and seasonal population projections based on hurricane evacuation capacity constraint.
- (3) Based on unincorporated County functional population and LOS of 0.82 acres/1,000 functional population.
- (4) Existing acreage includes resource-based areas only.
- (5) Acreage Surplus (Deficit) equals Demand Assessment less Existing Acreage. This equals the amount of surplus acreage provided by the County or, if shown as a (deficiency), the additional acreage Monroe County will have to provide to meet the adopted LOS of 0.82 acres/1,000 functional population. A number enclosed by parentheses, i.e. (0.3), represents a deficiency in providing parks under the adopted LOS.

Source: Monroe County Growth Management Department

the acceptable maximum and minimum numbers of people that should be served by one facility. For example, one softball or baseball field can be expected to serve between 2000 and 10,000 people. One mile of beach can serve between 25,000 and 211,200 people. These guidelines provide a broad range of minimum and maximum recreation facility standards to reflect natural resource constraints and the need to tailor the provision of recreation facilities to the needs of the local community.

13.2.3 Monroe County Level of Service Standards

Monroe County has adopted the neighborhood and community park and recreation facility LOS standards described in this section as reflective of the recreational needs of residents of and visitors to Monroe County.

A. Neighborhood and Community Park Level of Service Standards

Although recreation guidelines typically recommend separate standards for neighborhood and community parks, it is more reasonable for Monroe County to establish a single LOS standard for local recreation areas called Neighborhood and Community Parks due to the following factors:

- (a) it is extremely difficult to provide traditional neighborhood parks in Monroe County since "neighborhoods" are generally spread out due to the narrow configuration of the Keys and population densities are generally too low to support neighborhood parks at the local level;
- (b) to overcome accessibility problems caused by the configuration of the Keys by providing several relatively small (less than 10 acres) Neighborhood and Community Parks which provide activity-based recreation facilities rather than one large Community Park; and
- (c) to avoid duplicating the provision of resource-based recreation areas which are already amply provided by state and federal agencies.

Monroe County adopted a level of service standard of 3 acres of neighborhood and community parks per 1,000 permanent resident population in its 1986 Comprehensive Plan. This level of service standard is no longer adequate for two reasons: (1) it does not meet 9J-5 requirements which require that LOS standards reflect total functional population; and (2) it may not accurately reflect the actual recreational needs and preferences of Monroe County residents and seasonal visitors, especially for active-based recreation, because this LOS standard does not differentiate between resource- and activity-based recreation areas.

In order to provide an adequate amount of the active-recreation areas currently in short supply and to avoid the duplication of recreation and open space areas that are already provided by state and federal agencies, new LOS standards have been developed for Monroe County which (1) recognize that Monroe County is a popular place to live and visit because of the extensive amount of existing resource-based conservation and recreation open space areas which provide unique opportunities for such popular activities as boating, scuba-diving, windsurfing, fishing, and hiking; (2) specifically address the provision of activity-based recreation areas; and (3) are applicable to the permanent resident and seasonal resident and tourist populations of Monroe County.

The established LOS standard of 3 acres of neighborhood and community parks/1,000 permanent population was used as the basis for developing new LOS standards for both resource- and activity-based recreation areas. The first step was to convert the current standard into a LOS standard based on functional population. In 1990, there were 52,032 permanent residents and 43,110 seasonal residents and tourists, for a total functional population of 95,142. Therefore, the current standard of 3 acres of neighborhood and community parks/1,000 permanent population is equivalent to 1.64 acres of neighborhood and community parks/1,000 functional population.

In order to ensure a balance between the provision of resource- and activity-based recreation areas by Monroe County, the second step was to divide the LOS standard of 1.64 acres/1,000 functional population equally between resource- and activity-based recreation areas. This will ensure that an appropriate balance of both resource- and activity-based recreation areas will be provided in Monroe County. Therefore, the LOS standards are as follows:

- (a) 0.82 acres of resource-based recreation areas/1,000 functional population; and
- (b) 0.82 acres of activity-based recreation areas/1,000 functional population.

Population-based recreation area LOS standards are typically applied within service areas to ensure that residents have equal access to recreation areas in close proximity to their homes. The application of service areas to LOS standards is especially important in the case of activity-based recreation areas, since Monroe County is not well-served by activity-based recreation areas and since activity-based recreation areas can be provided anywhere for the convenience of the user (that is, activity-based recreation areas do not require an existing significant natural resource, only an open area with a certain amount of relatively flat land for ballfields on which a predominantly grassy landscape can be created and maintained). Although the application of service areas to the activity-based recreation area LOS standard in Monroe County is required, the application of service areas to the resource-based recreation area LOS standard is not warranted for the following reasons:

- (a) The application of service areas to LOS standards is especially important in densely developed urban areas in which there is a relative shortage of privately-owned open space (that is, in urban areas dominated by apartment buildings and townhouses in which there are no yards associated with individual single-family houses). However, Monroe County predominantly consists of low density development and access to open space and resource-based recreation areas is not considered to be a problem for Monroe County residents;
- (b) Resource-based recreation areas typically contain significant natural resources which are considered to be valuable enough to justify public ownership for the purposes of providing natural resource protection and recreational opportunities. Therefore, when choosing among potential sites for acquisition, the significance of the natural resource should take precedence over its proximity to population concentrations, especially in an area that is already well-served by open space and resource-based recreation areas;
- (c) The application of service areas to resource-based recreation areas might be justified in an area that is not well served by resource-based recreation areas or in which the remaining supply of environmentally significant land and open space is extremely

limited. However, as discussed in the preceding inventory, Monroe County is extremely well-served by resource-based recreation areas and Monroe County residents are generally within a 15 - 30 minute drive of some of most the unique resource-based, publicly-owned recreation lands in the United States. Residents of many metropolitan areas do not live within a several hour drive of the type of publicly-owned resource-based recreation areas that are readily available to Monroe County residents;

- (d) In addition to publicly-owned lands, there is a tremendous amount of open space in the form of open waters and "undevelopable" vacant land. As discussed in the Future Land Use Element, approximately 15,487 acres of vacant land in Monroe County is characterized by the presence of wetland vegetation within which new residential or non-residential development is prohibited. This "undevelopable" vacant land comprises 73 percent of the total vacant land in the County and approximately 25 percent of the total land area of the Keys. Although this land is in private ownership, its continued presence as open space, in addition to the open waters of Florida Bay and the Atlantic Ocean which are accessible to all Monroe County residents and visitors throughout the Keys, provide many of the benefits of publicly-owned resource-based recreation areas; and
- (e) The principle public benefits of providing access to resource-based recreation areas include ensuring that residents have the opportunity to "get away from it all" by experiencing nature first-hand and to gain the associated physical, educational, and emotional benefits of such experiences. Monroe County residents live in one of the most naturally beautiful areas in the United States, and they experience many of the benefits typically associated with attending a resource-based recreation area on a daily basis simply by taking a walk outside or driving from key to key.

Resource-Based Recreation Area LOS Standard

As discussed above, Monroe County residents are provided with an abundance of resource-based recreation areas and access to resource-based recreation areas and open space is not considered to be a problem in Monroe County. Therefore, when selecting locations for resource-based recreation areas, the significance of the natural resource should take priority over its proximity to population concentrations. The LOS standard for resource-based recreation areas of 0.82 acres/1,000 functional population should be applied to Monroe County as a whole rather than to "service areas" within the county.

Activity-Based Recreation Area LOS Standard

In recognition of the fact that activity-based neighborhood and community parks can be provided almost anywhere and have limited service areas, and that there is considerable distance between the Upper and Lower Keys, it is appropriate to divide unincorporated Monroe County into service areas (Keys Subareas) for the purposes of applying the LOS standard for activity-based neighborhood and community parks. Monroe County can be divided into three service areas based upon geographical location, population distribution, and driving time: the Upper, Middle, and Lower Keys.

The LOS standard for the activity-based neighborhood and community parks of 0.82 acres per 1,000 functional population should be applied independently to each of the Keys Subareas. In other words, a surplus of activity-based recreation lands in the Upper Keys should not be used to satisfy the demands for

activity-based recreation lands in the Lower Keys. Therefore, the LOS standard should be met within each of the Keys Subareas, rather than simply for Monroe County as a whole, in order to ensure equitable access to activity-based recreation areas throughout the county.

B. Recreation Facilities Level of Service Standards

The following recreational facility LOS standards have been developed to estimate current demands and needs in Monroe County:

- (a) Baseball/Softball Fields: 1 ballfield/7,000 functional population;
- (b) Tennis Courts 1 tennis court/6,000 functional population;
- (c) Equipped Play Areas: 1 equipped play area/10,000 functional population.
- (d) Picnic Areas: 1 picnic area/15,000 functional population; and
- (e) Recreational Beaches: 1 mile of recreational beach/100,000 functional population.

These recreational facility standards are to be applied by subarea. As shown in Table 13.13, separate standards are set for the Lower, Middle and Upper Keys according to the subarea divisions described in Section 13.1.2 above. The standards should be advisory only, and are not to be used for concurrency purposes.

13.2.4 Capacity Analysis

This section evaluates Monroe County's present and future ability to meet the LOS standards for resource- and activity-based recreation areas and facilities. The capacity analysis is based on the functional population projections based on the hurricane capacity constraint. It should be noted that the total amount of development to be permitted through the year 2010 (based on hurricane evacuation clearance times) has been allocated over the first ten years of the planning timeframe. Therefore, projections for recreational areas and facilities for the year 2002 adequately provide for future needs through the planning timeframe (see Introduction Section 1.5).

A. Resource-Based Recreation Areas

There are currently approximately 90.3 acres of resource-based recreation areas either owned or leased by Monroe County or owned by the Monroe County School Board and available for public use. Using the 1992 functional population of 96,954 and the LOS standard of 0.82 acres/1,000 functional population, the current (1992) demand for resource-based recreation areas is approximately 79.5 acres (Table 13.11). Since a total of 90.3 acres of resource-based recreation areas are currently provided in Monroe County, there is currently a surplus of resource-based recreation areas of approximately 10.8 acres.

Table 13.12

Activity-Based Parks Analysis by District and Subdistrict

	Upper Keys (1)	Middle Keys (1)	Lower Keys (1)	(Total)
Unincorporated County Functional Population				
1992	48,696	21,134	27,124	96,954
1997	51,884	22,077	28,745	102,706
2002	53,594	22,473	29,141	105,208
2010				
Demand Assessment (3) (in Acres)				
1992	39.9	17.3	22.2	79.4
1997	42.5	18.1	23.3	83.9
2002	43.9	18.4	23.9	86.3
2010				
Existing Acreage (4)				
Monroe County-Owned	17.6	10.6	14.3	42.5
Monroe County-Leased	0.0	0.0	6.1	6.1
School Board-Owned	15.2	10.5	3.1	28.8
Total	32.8	21.1	23.5	77.4
Acreage Surplus (Deficit) (5)				
1992	(7.1)	3.8	1.3	(2.0)
1997	(9.7)	3.0	0.2	(6.5)
2002	(11.1)	2.7	(0.4)	(8.8)
2010				

(1) The Activity-based recreation area LOS of 8.2 acres/1,000 population is applied separately to each subdistrict:

Upper Keys, MiddleKeys, and Lower Keys. Thus in 1992 the County has a deficiency of 7.1 acres in the Upper Keys, a surplus of 3.8 acres in the Middle Keys, and a surplus of 1.3 acres in the Lower Keys.

(2) Unincorporated County Functional Population includes resident and seasonal population projections.

(3) Based on unincorporated County functional population and LOS of 0.82 acres/1,000 functional population.

(4) Existing Acreage includes activity-based areas only.

(5) Acreage Surplus (Deficit) equals Demand Assessment less Existing Acreage. This equals the amount of surplus acreage provided by the County or, if shown as a (deficiency) the additional acreage Monroe County will have to provide to meet the adopted LOS of 0.82 acres/1,000 functional population. A number enclosed by parentheses, (0.3), represents a deficiency in providing parks under the adopted LOS.

Table 13.13

Recreation Facility Analysis

Year	Unincorporated Functional Population	Baseball/ Softball Field 1/7000	Tennis Courts 1/6000	Playground 1/10,000	Picnic Area 1/15,000	Beach 1 mi/100,000
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LOWER KEYS

1992	27,124	3.9	4.5	2.7	1.8	0.3
1997	28,475	4.1	4.7	2.8	1.9	0.3
2002	29,141	4.2	4.9	2.9	1.9	0.3

Existing Facilities

	1.0 Watson Field 1.0 Sugarloaf Elem	5.0 Higgs Bch	1.0 Higgs Bch 1.0 Baypoint 1.0 Watson Field 1.0 Sugarloaf Elem	2.0 Higgs Beach 1.0 Baypoint 1.0 BPK LC 1.0 Palm Villa	0.3 Higgs Bch 0.8 Boca Chica 0.1 Missouri Key 0.1 L Duck
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1992 Surplus (Deficit)

	(1.9)	0.5	1.3	3.2	1.0
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Proposed Facilities

	1.0 Stock Is 1.0 St Peters	2.0 Baypoint 2.0 BPK LC	1.0 Stock Is	0.0	0.0
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MIDDLE KEYS

1992	27,134	3.0	3.5	2.1	1.4	0.2
1997	22,077	3.2	3.7	2.2	1.5	0.2
2002	22,473	3.2	3.7	2.2	1.5	0.2

Existing Facilities

	1.0 Sombrero 3.0 MHS 2.0 Switlik Elem	2.0 Teen Center 3.0 MHS	1.0 Sombrero 1.0 Switlik Elem 1.0 Grace Jones	1.0 Sombrero	0.4 Sombrero
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1992 Surplus (Deficit)

	3.0	1.5	0.9	(0.4)	0.2
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Proposed Facilities

	0.0	0.0	0.0	1.0 Coco Plum 1.0 Pigeon Key	0.6 Coco Plum
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UPPER KEYS

1992	48,696	7.0	8.1	4.9	3.2	0.5
1997	51,884	7.4	8.6	5.2	3.5	0.5
2002	53,594	7.7	8.9	5.4	3.6	0.5

Existing Facilities

	2.0 Harry Harris 1.0 PK Elem 2.0 CSHS 1.0 KL Elem	1.0 PK Elem 5.0 CSHS	1.0 Harry Harris 1.0 Isla Library 1.0 PK Elem 1.0 KL Elem	1.0 Harry Harris 1.0 L Matecumbe 1.0 Isla Library 1.0 Riviera	0.0 0.0 Harry Harris 0.6 L Matecumbe 0.0 Isla Library
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1992 Surplus (Deficit)

	(1.0)	(2.1)	(0.9)	0.8	0.1
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Proposed Facilities

	1.0 Hibiscus Park	1.0 Hibiscus Park	1.0 Hibiscus Park	0.0	0.0
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The projected future ability to meet the proposed LOS standard for resource-based recreation areas is also illustrated in Table 13.11. Based on population projections based on the hurricane evacuation capacity constraint, the functional population of Monroe County is expected to increase to 102,436 by 1997 and to 105,208 by 2002. Assuming no additional acquisitions of resource-based recreation areas, there is expected to be sufficient resource-based recreation areas in Monroe County through the year 2002.

It should be noted that due to the extensive amount of federal- and state-owned conservation lands in Monroe County which offer resource-based recreation opportunities, the provision of additional resource-based recreation areas by Monroe County is not considered to be of immediate or future concern.

B. Activity-Based Recreation Areas

There are currently approximately 77 acres of activity-based recreation areas either owned or leased by Monroe County or owned by the Monroe County School Board and available to the public. Based upon the 1992 functional population of 96,954 and the LOS standard of 0.82 acres/1,000 population, the current (1992) demand for activity-based recreation areas is 39.9, 17.3, and 22.2 acres in the Upper, Middle, and Lower Keys, respectively, for a total of 79.4 acres (Table 13.12). Since a total of 77.4 acres of activity-based neighborhood and community parks are currently provided in Monroe County, this results in a current deficit for Monroe County of 2.1 acres. The Upper Keys are currently experiencing deficit of 7.1 acres. The Middle Keys have a surplus of 3.8 acres, and the Lower Keys have a surplus of 1.3 acres.

The projected future ability to meet the LOS standards for activity-based recreation areas is also illustrated in Table 13.12. By 1997, without additional acquisitions, Monroe County would experience deficits of activity-based recreation areas of 9.7 acres in the Upper Keys, for an overall deficit of 6.6 acres. The Middle and Lower Keys are expected to have surpluses of activity-based recreation areas in 1997. By 2002, without additional acquisitions, the deficit for the Upper Keys would increase to 11.1 acres, and the Lower Keys would experience a deficit of 0.4 acres, while the Middle Keys would continue to experience a surplus. This would result in an overall deficit of 8.9 acres.

These deficiencies can be remedied by acquiring and developing activity-based parklands in the Upper and Lower Keys concurrent with the impacts of development.

C. Recreation Facilities

The existing and future ability to meet the LOS standards for recreation facilities is shown in Table 13.13. The table indicates the number of facilities necessary to meet the LOS standards for the years 1992 - 2002, as well as the number and location of existing and proposed facilities, and the current (1992) surpluses and deficits. The population column indicates the estimated functional population. Only those proposed facilities for which the County is in the final stages of acquisition or interlocal agreement negotiation are indicated on the table.

As shown, the Lower Keys are currently experiencing a deficit of baseball/softball fields, and the Middle Keys have a slight shortage of picnic areas. The Upper Keys have a deficit of baseball/softball fields, tennis courts and playgrounds.

If the proposed facilities are all in place by 1997, the shortage of baseball/softball fields in the Lower Keys will be eliminated. The Lower Keys have ample tennis courts, playgrounds, picnic areas and beach to meet the projected population's needs through 2002. The shortage of picnic areas will be eliminated for the Middle Keys. No other facilities are projected to be necessary to meet the Middle Keys' needs through 2002, although an additional County beach is proposed for Coco Plum. With the new facilities proposed at Hibiscus Park, the Upper Keys will still need an additional softball field, 2 tennis courts, a picnic area, and perhaps a playground by 2002, in order to meet the level of service standard.

13.3 Recreation and Open Space Planning

Recreation and open space planning in Monroe County is currently undertaken by the Division of Growth Management and by the Division of Public Works. Although a Parks and Recreation Department was created in 1990, funding and staffing for this department was never provided. There is currently a need for a fully funded and staffed Parks and Recreation Department to integrate recreation and open space planning efforts described in this section.

13.3.1 Acquisition and Development of Park and Recreation Areas and Facilities

As identified in Section 13.2, there is currently a shortage of neighborhood and community parks and of certain recreation facilities in Monroe County. In order to provide adequate recreation areas and facilities consistent with the LOS standards, Monroe County will need to satisfy these deficiencies through one or a combination of the following mechanisms:

- (a) development of park and recreation facilities on land which is already owned by the County but which is not being used for park and recreation purposes;
- (b) acquisition of new park sites;
- (c) interlocal agreements with the Monroe County School Board for use and development of existing school-based park facilities by county residents;
- (d) interlocal agreements with incorporated cities within Monroe County for use of existing city-owned park facilities by county residents;
- (e) intergovernmental agreements with agencies of the state and federal governments for use of existing publicly-owned lands or facilities by county residents; and
- (f) long-term lease arrangements or joint use agreements with private entities for use of private park facilities by county residents.

In addition, the County should investigate the possibility of allocating public funds for the construction of recreation facilities on privately-owned lands.

A. Identify Potential Sites

The first step in the acquisition process is to identify potential neighborhood and community park sites. Activity- and resource-based recreation areas have different siting criteria due to the different programming and management requirements of these recreation areas. For activity-based recreation areas, the following standards should be used to identify potential park sites:

- (a) priority should be given to areas not currently well served or currently experiencing a deficit by activity-based recreation areas;
- (b) due to the limited amount of available land and the dispersed nature of the Monroe County population, several small parks of between 1 and 6 acres are preferable to one or two large parks of over 10 acres in size; and
- (c) priority should be given to areas with already disturbed or scarified vegetation in order to avoid disturbing environmentally sensitive lands or habitats.

For resource-based recreation areas, priority should be given to areas not currently well served by resource-based recreation areas. In addition, the following types of lands should be considered for acquisition:

- (a) lands containing naturally occurring and native habitats;
- (b) lands which enhance public access to the shoreline and water-dependent uses, such as beaches, marinas and docks;
- (c) lands containing habitat critical to, or providing significant protection for, species designated as threatened or endangered by the U.S. Fish and Wildlife Service and/or the State of Florida;
- (d) lands containing unique geologic features;
- (e) lands whose conservation would enhance or protect water quality or would protect fish or wildlife habitat, which cannot be adequately protected through local, state and federal regulatory programs;
- (f) lands which can be used, without adverse impacts on natural resources, for community and neighborhood parks and/or public beaches; and
- (g) lands which offer the opportunity for preservation of significant archaeological or historical sites.

B. Develop Conceptual Plans

After several potential sites have been selected, conceptual site plans should be developed for each potential site. These should be used to evaluate the potential facilities which could be accommodated on

the site. These conceptual plans could be used to compare several potential sites and their potential facilities with the needs of the local community.

C. Programming

The recreation facilities to be located on a particular park site should reflect the desires of the local community, should include facilities that are currently in short-supply, and should respect natural resource constraints. Resource-based recreation areas typically contain significant natural features. The appropriate uses for these areas include those which can be accommodated by managing the area in its natural condition and without negatively affecting the natural resources. In Monroe County, resource-based neighborhood and community parks should generally provide one or more of the following facilities:

- (a) BBQ/picnic area;
- (b) nature trails and boardwalks;
- (c) beach;
- (d) boat ramp; and/or
- (e) equipped play area.

Activity-based recreation areas generally do not include significant natural resources and are much more intensely developed than resource-based recreation areas. Activity-based neighborhood and community parks should provide one or more of the following facilities in order to meet the demand for active recreation by Monroe County residents:

- (a) baseball/softball fields;
- (b) basketball/tennis courts;
- (c) football/soccer field; and/or
- (d) equipped play area

In addition, each neighborhood and community park should also accommodate at least one resource-based recreational facility, such as a BBQ/picnic area, nature trail, or beach.

D. Zoning

Monroe County acquires recreation lands through a variety of mechanisms, including fee simple acquisition and dedications from developments. Many of these parklands have retained their residential or other zoning classification, which may make it difficult to develop appropriate recreation facilities. Monroe County should assign a zoning classification consistent with recreational uses to all Monroe County-owned recreation lands.

E. Proposed Future Recreation Areas

In order to eliminate the current deficiencies and to meet the future recreation needs, the County has intensified its efforts to acquire and develop both activity- and resource-based recreation lands in recent years. The following sites are currently being considered as possible future parks. Although the County is in various stages of planning & negotiation for these sites, they have been depicted on the Future Land Use Map as desirable future recreation sites.

Coco Plum Beach

In June 1992 Monroe County was awarded a Preservation 2000 grant for the purchase of approximately 30 lots in the undeveloped subdivision of Coco Plum Beach. It encompasses about 28 acres with beachfront. The County is currently negotiating for purchase, and plans to retain the majority of this environmentally sensitive land in its natural state. However, the beach has long been used by local residents, and the County will develop a portion of the site as a resource-based County park, and plans to install a limited amount of support facilities.

Little Crawl Key

This 22-acre, scarified, filled site has recently been purchased by the Department of Natural Resources for development as a state park. The site has all infrastructure in place, including two tennis courts, and comprises the eastern half of the key. Plans are still being formulated for the types of facilities to be provided, and for the management of the site. The County is interested in negotiating a lease agreement with the state for use as an activity-based County park. Curry Hammock, on neighboring Fat Deer Key, has been purchased by CARL funds for part of a new state park.

Island Community Church

Island Community Church owns a 7.5 acre site at the eastern end of Upper Matecumbe Key on the bayside. The site includes an existing church and school, as well as a ballfield and open play area. The County is interested in either leasing a portion of the property, or entering into a contractual agreement with the Church for use by County residents.

Munz Tract

This tract, at Mile Marker 93.5, oceanside features about 30 acres of property, some of which is totally scarified. It is part of the Dove Creek property, and is currently zoned Suburban Residential. It includes more than 1000 feet of US 1 frontage. The Land Authority has been in negotiations with the Upper Keys Rotary Club, who want to lease this land and provide a fairground and recreational facilities.

National Park Service Property, Key Largo

The National Park Service owns approximately 17 acres on Florida Bay at Mile Marker 95, east of Pirates Cove Subdivision on Key Largo. The site is partially scarified, with an existing Ranger Station, house and picnic pavilion. The remainder is native habitat with a few dirt nature trails. The County is interested in either an intergovernmental agreement or a lease agreement for development and use as an active recreation facility.

Mary Lou Murphy Tract

This tract, at Mile Marker 104, oceanside in Key Largo, is owned by the Land Authority. It comprises 72 acres of high quality hammock habitat. It was purchased for preservation, and is currently being

held for possible resale to the state via the CARL program. A portion of the site, however, could potentially be used for low-intensity, passive recreation.

Creel Property

Formerly Ocean Isle Estates subdivision, this property is located at Mile Marker 106, oceanside, at Andros Road. It includes approximately 25 acres of hammock in fee simple ownership by the Land Authority, and 300 adjacent acres protected by a conservation easement. Areas along Andros Road, which has existing infrastructure, could possibly be developed for recreation. The bulk may also be resold to the CARL program.

The County will continue to pursue the acquisition and development of these sites, and will consider other sites for active and passive parks as opportunities arise.

13.3.2 Park Master and Management Plans

Although Monroe County currently owns over 30 park sites containing more than 110 acres, there are no current Master or Management Plans for these parklands. Monroe County should undertake the preparation of Master and Management Plans for all county-owned recreation lands to ensure all parklands are properly developed and managed for their recreational and natural resource values.

A. Master Plans

Park Master Plans should address:

- (a) Existing and Potential Public Uses and Facilities;
- (b) Public Access;
- (c) Compatibility with Adjacent Uses;
- (d) Protection of Sensitive Natural Resources; and
- (e) Restoration of Disturbed Lands.

The Master Plans should evaluate the need for and feasibility of additional recreation facilities on each site, and locate these facilities to avoid adverse impacts upon sensitive natural resources. The Master Plan should also evaluate the adequacy of public access to each park site, should recommend public access improvements, and identify sensitive natural resources from which the public should be directed away from.

B. Management Plans

The Management Plans for the park and recreation areas under the jurisdiction of Monroe County should evaluate:

- (a) proper management techniques consistent with the Future Land Use and Conservation and Coastal Management Elements;
- (b) restoration of disturbed wetland areas;
- (c) the removal of exotic species;
- (d) planting and maintenance of native species; and
- (e) general maintenance requirements and costs.

13.3.3 Recreation and Open Space Plan

Monroe County does not currently have a Recreation and Open Space Plan to guide the development, acquisition, and maintenance of recreation lands and facilities. In order to ensure that a coordinated system of recreation lands under Monroe County jurisdiction are properly managed, the Monroe County Parks and Recreation Department should undertake the preparation of a Recreation and Open Space Plan. This plan should address the following issues:

- (a) Inventory of Recreation Lands and Facilities;
- (b) Demand for Recreation Lands and Facilities;
- (c) Level of Service Standard;
- (d) Development and Acquisition;
- (e) Public Access; and
- (f) Management and Maintenance.

The Recreation and Open Space Plan should incorporate all park Master and Management Plans.

The preparation of the Park and Recreation Plan should include a public participation program in order to determine the demand for recreation areas and facilities. The adopted LOS standards should be revised to reflect the results of this public participation program. In addition, the Park and Recreation Plan should evaluate the need for and feasibility of a combined trail and bikeway system which links park and recreation areas with one another as well as with residential areas

13.3.4 Capital Improvements

A. Capital Improvement Costs and Schedule

As identified in Section 13.2 above, there is currently a deficit of activity-base neighborhood and community parks in Monroe County. In order to provide adequate neighborhood and community parks, Monroe County will have to provide 10.5 acres within one year of plan adoption and an additional 4.5 acres by 2007. Estimated acquisition and development costs for these activity-based neighborhood and community parks (including the development of recreation facilities to remedy existing deficits) is approximately \$275,000 per acre. Therefore, total acquisition and development costs will be approximately \$2,887,500 in FY 92/93 and an additional \$1,237,500 between FY 93/94 and FY 96/97.

It should be noted that these costs could be reduced by developing recreation facilities on existing County-owned land or by leasing land to be used for recreational purposes.

B. Funding Sources

Funding for the acquisition of county-owned neighborhood and community parks shall be obtained through a combination of local and state funding sources, including but not limited to:

- (a) Florida Recreation Development Assistance Program;
- (b) Preservation 2000;
- (c) Conservation and Recreation Lands (CARL) Program;
- (d) Land and Water Conservation Fund;
- (e) local funds made available from fair share community park impact fees (to pay for growth-related impacts); and
- (f) local funds as may be made available through special appropriation by the Monroe County Board of County Commissioners.

In addition, the acquisition of neighborhood and community park sites could be undertaken as part of the Monroe County Natural Heritage and Park Program.

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